BOOK 9231 PAGE 93

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00

Horace Wayne Denton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: November 19, 1994
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HORACE WAYNE DENTON, JR.	MID-STATE FINANCIAL SERVICES, INC.	11D 94527
(NAME)	(NAME)	
757 JESSICA TAYLOR DRIVE	2021 RICHARD JONES ROAD	53-13-134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON , TN 37115	NASHVILLE, TN 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIPS BUILDER, INC., A STATE OF TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HORACE WAYNE DENTON, JR. AND WIFE, LINDA H. DENTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF KIMBOLTON, PHASE 2, OF RECORD IN PLAT BOOK 6900, PAGE 792-794, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO RANDALL PHILLIPS BUILDERS, INC., BY DEED FROM BETTYE RITCHIE CASEY AND HUSBAND, GERALD CASEY; ANDY T. RITCHIE, III AND WIFE, PHYLLIS RITCHIE; EDWARD C. RITCHIE AND WIFE, ANNE RITCHIE; AND JOAN RITCHIE, A FEMME SOLE, OF RECORD IN BOOK 6746, PAGE 672, SAID REGISTER'S OFFICE, AND BY DEED FROM THOMAS F. STEWART, TRUSTEE, OF RECORD IN BOOK 7304, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARTICLES OF MERGER OF RANDALL PHILLIPS BUILDERS, INC., HALLPHILL CORP., PHILLIPS CONSTRUCTION COMPANY, AND EDRAND, INC., INTO PHILHALL CORP. WITH AMENDMENT CHANGING ITS CORPORATE NAME TO PHILLIPS BUILDERS, INC., OF RECORD IN BOOK 7298, PAGE 203.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

11470
IDENTIFICATION REFERENCE

94 JAN 27 AM 9:21
FELIX A. ... II REGISTER
DAVIDSON COUNTY, TN.

3879 01/27 0101 03CHECK 448.93

This is improved X property, known as 757 JESSICA TAYLOR DRIVE , MADISON , TN , 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of January, 19 94

PHILLIPS BUILDER, INC.
BY: RUTH MALATAK, VICE PRESIDENT:

Ruth Malatak, VP

BOOK 9231 PAGE 94

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of Jan. 19 94

Commission expires 7/27/96

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, RUTH MALATAK, IN HER CAPACITY AS VICE PRESIDENT FOR PHILLIPS BUILDERS, INC.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24TH day of January 19 94

Commission expires 7/27/96

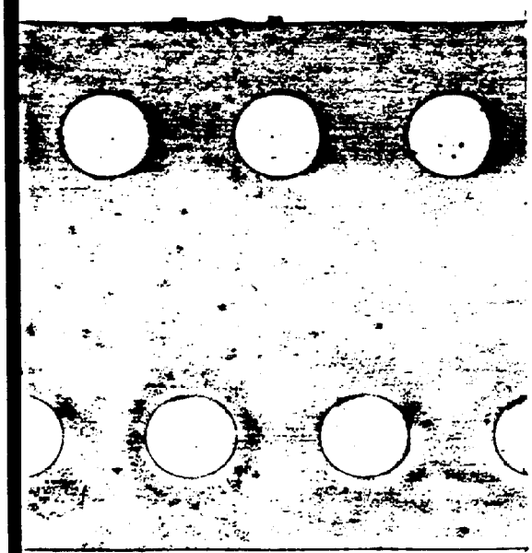
Notary Public

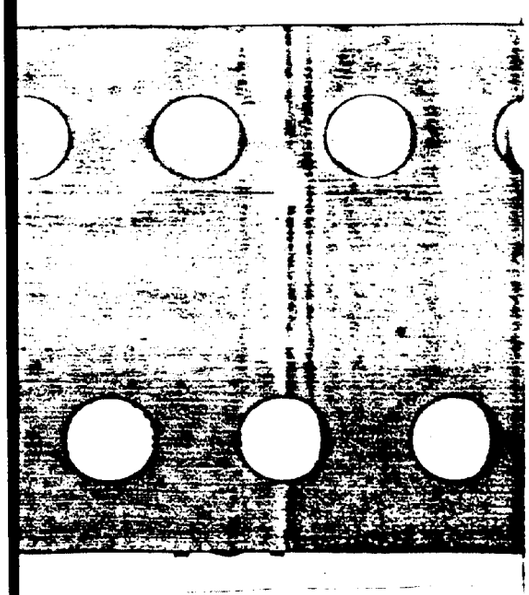
WARRANTY DEED

FROM
PHILLIPS BUILDERS, INC.

TO
HORACE WAYNE DENTON, JR., ET UX

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 95

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118900.00

CON TX 439.93

PRFEE 1.00

MDEED 8.00

TOTAL 448.93

CHECK 448.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/94 01 09:22 0001 3879

11470

IDENTIF. & REFERENCE

94 JAN 27 AM 9:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749812